

10900 WEST 44TH AVENUE | WHEAT RIDGE, CO 80033

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Looking for a single tenant to occupy the second floor of this office building at 10900 West 44th Avenue showcases a thoughtfully designed, contemporary workspace that caters to tenants seeking a professional environment. The building features flexible floor plates bathed in natural light, high ceilings, and efficient zoning for collaborative and private office configurations. The property offers ample surface and covered parking along with clearly defined entry points to streamline tenant and guest access. High-visibility and well-maintained landscaping reinforce the investment's strong curb appeal.

BONUS:

- Neo Volta PV PRO" Back up Battery Generator available at the property for Tenants use. (Provides instant back up power in the case of any electrical outage at the building.)

OFFERING SUMMARY

| | |
|--------------------------|-----------------------|
| Lease Rate: | \$16.50 SF/yr (Gross) |
| Available SF - 2nd Floor | 3,025 SF |
| Building Size: | 6,050 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 389 | 1,331 | 4,169 |
| Total Population | 771 | 2,651 | 8,602 |
| Average HH Income | \$97,468 | \$98,946 | \$111,721 |

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com



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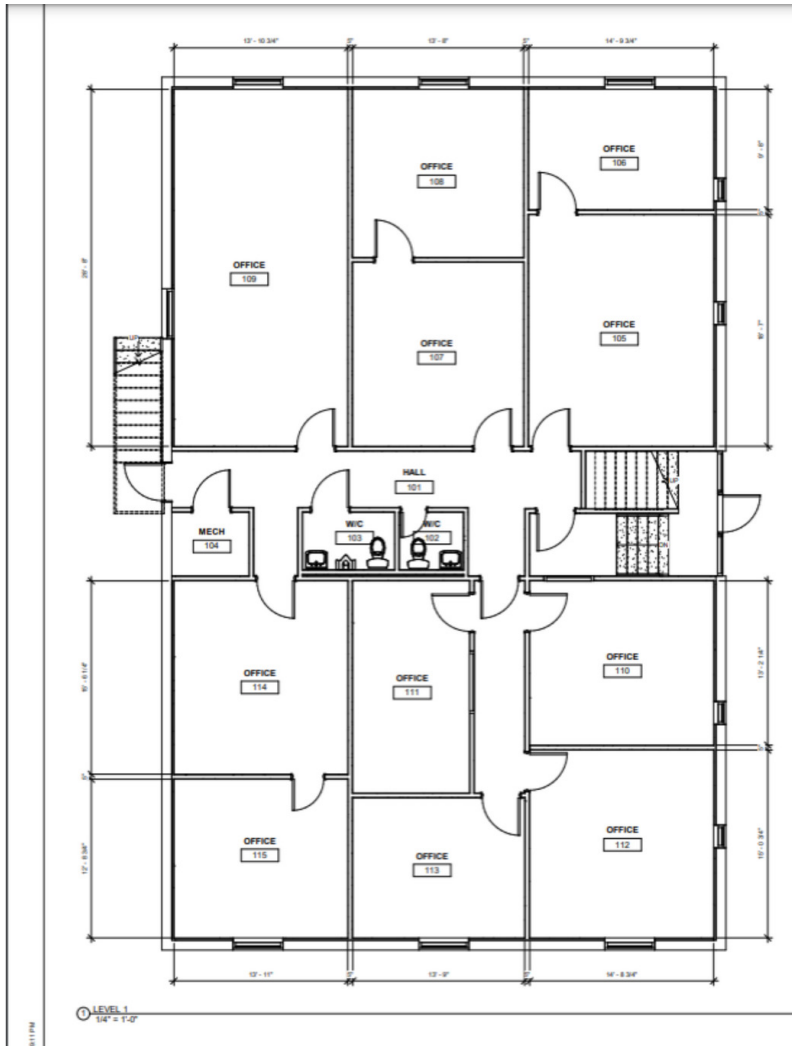
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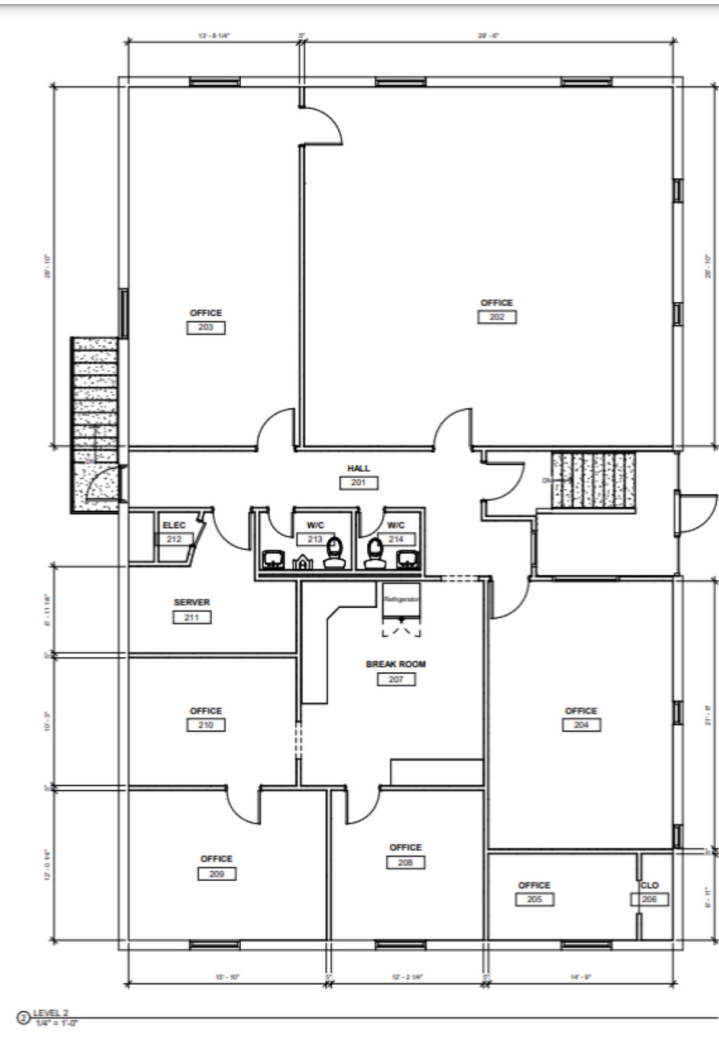
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OFFICE BUILDING FOR LEASE



First Floor - Leased



Second Floor - Available

KCA

KOCH | COVOTSON ARCHITECTS, P.C.
 WWW.KCAARCHITECTS.COM
 303.780.7460

10900 W. 44TH AVE
 WHEAT RIDGE CO

CHECKED BY: [Signature]
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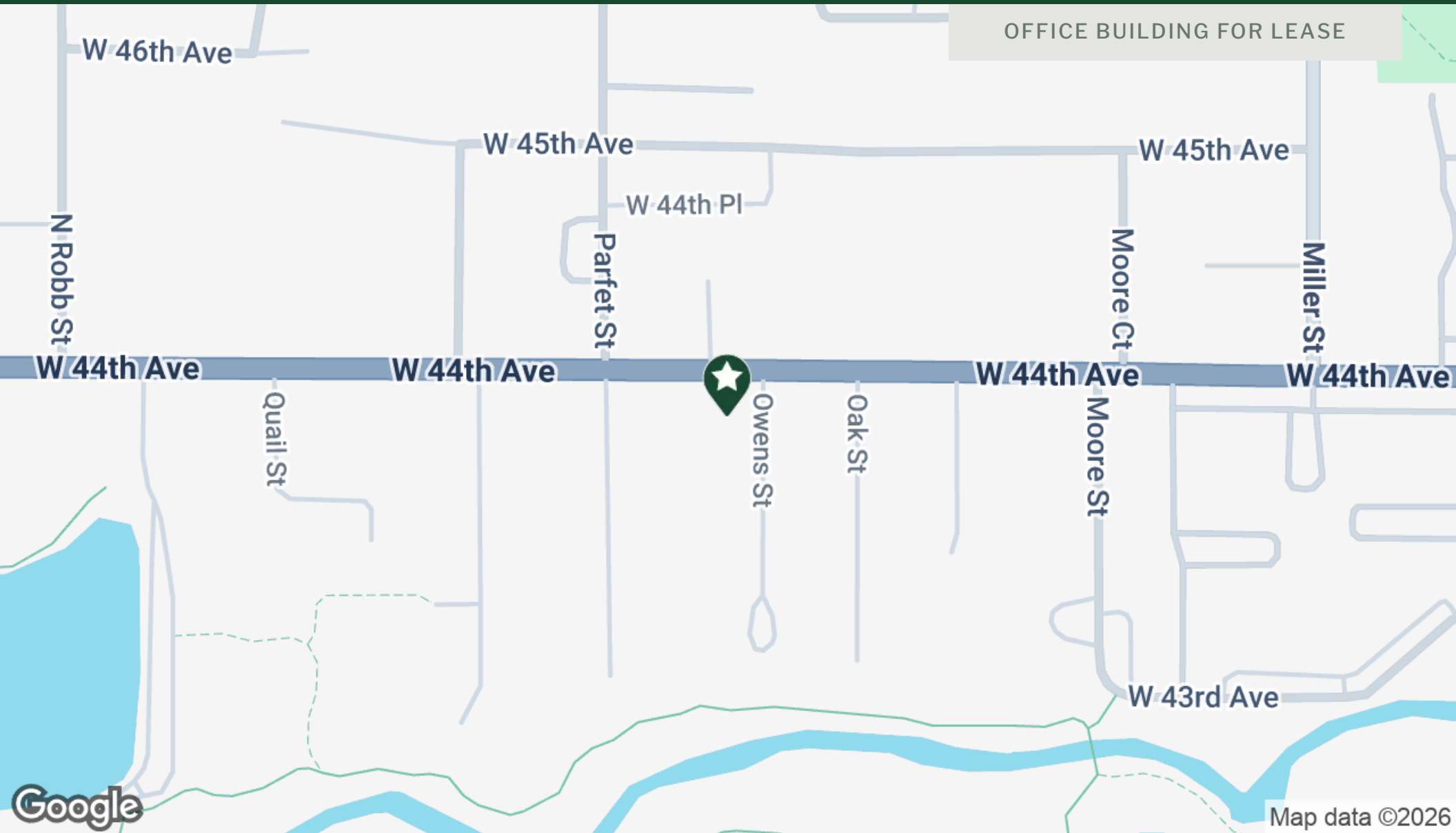
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FLOOR PLAN

MARK PYMS
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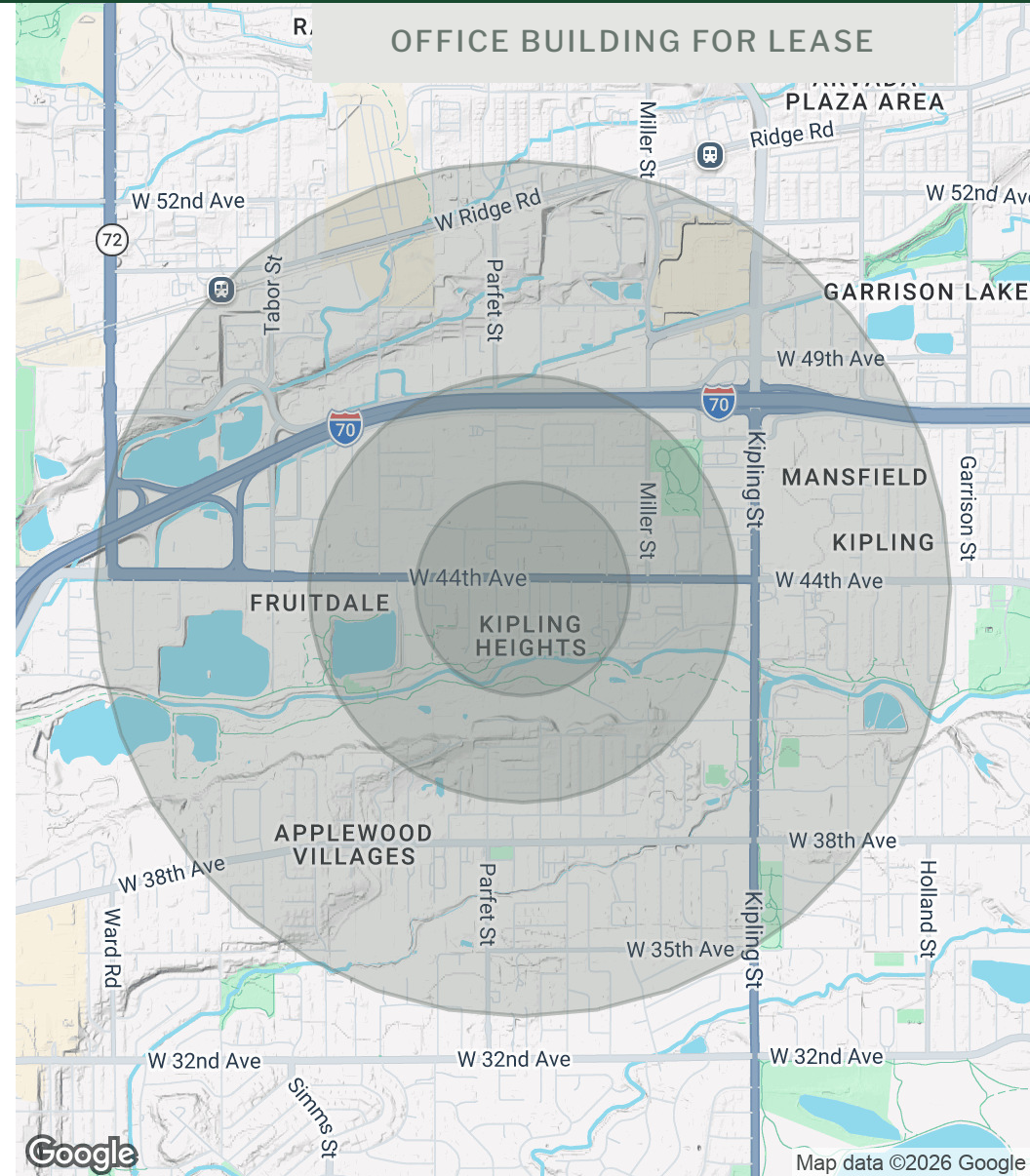


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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 771 | 2,651 | 8,602 |
| Average Age | 35.7 | 36.5 | 40.5 |
| Average Age (Male) | 38.5 | 39.5 | 40.9 |
| Average Age (Female) | 32.3 | 33.5 | 40.3 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 389 | 1,331 | 4,169 |
| # of Persons per HH | 2.0 | 2.0 | 2.1 |
| Average HH Income | \$97,468 | \$98,946 | \$111,721 |
| Average House Value | \$470,754 | \$487,992 | \$556,061 |

2023 American Community Survey (ACS)



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Direct: **303.966.0690** | Cell: **720.318.9454**

PROFESSIONAL BACKGROUND

Mark Pyms embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

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